



STADIUM CROSSING II

RETAIL SUITE FOR LEASE



1408 E. 69th Street,
Sioux Falls, SD 57108



1,166 SF +/-



\$21.00 / SF NNN
Estimated NNN: \$8.74 / SF
TIA: \$25.00 / SF

LOCATION

Located near the corner of E 69th Street and Cliff Avenue, Stadium Crossing II is across the street from the University of Sioux Falls Sports Complex and Sioux Falls Christian School. This property is in Southern Sioux Falls, known for its upscale atmosphere and vibrant growth. This site is positioned less than 2-miles north of the future Veterans Parkway, which will mirror I-229, acting as a main transportation path in Sioux Falls.

DESCRIPTION

- New construction strip mall offering shell space, ready for tenant build-outs
- Ceiling height is 12' to the bottom of the trusses
- Stadium Crossing is a new development in southern Sioux Falls that houses 258 new multi-family units just north of the new strip malls. This development is home to B&G Milkyway, Casey's, Starbucks, Year Round Brown, Gloss Nail Spa, Atomic Wings, HotWorx, Queen Nails, and VanLaecken Orthodontics
- In-line co-tenants include Acrana Lash Co. + Suites, Juice Stop, and The Back Nine (coming soon)
- Front and rear parking with a combined total of 60 shared parking spaces
- Direct neighbors include Roundhouse Brew Pub, Levo Credit Union, Circle K, and Avera Medical Group; down the street from Look's Marketplace and Prairie Green Golf Course
- Dense residential area containing 4,557 housing units in a 1-mile radius
- Full access point off E 69th St and Cliff Avenue

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BUILDING COSTS

*These numbers are based on estimates and are not guaranteed.

Space	Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
Suite 1408	1,166 SF	\$21.00/SF NNN	\$8.74/SF	\$29.74/SF	\$34,676.84	\$2,889.74	\$25.00/SF

2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.73*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.57*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$5.44*
Total	-	\$8.74
CAM includes the following utilities: Water & Sewer, and Trash		

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by Tenant directly to Provider	Mid-American Energy	No	Yes
Electricity	Paid by Tenant directly to Provider	Xcel Energy	No	Yes
Water & Sewer	Paid by Tenant through CAM	City of Sioux Falls	Yes	No
Trash	Paid by Tenant through CAM	Novak	Yes	No
Common Area Utilities	Paid by Tenant through CAM	-	Yes	No
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A

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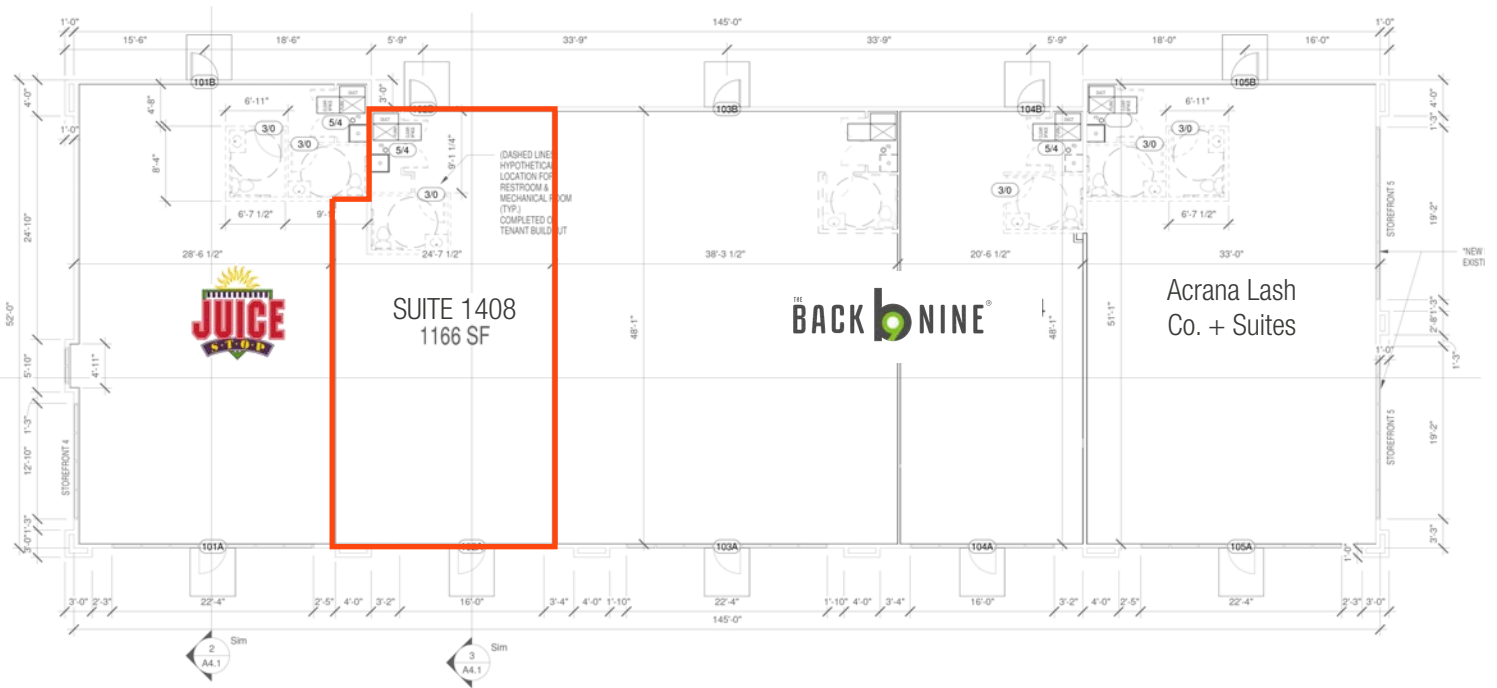
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FLOOR PLAN

Concept only; subject to change



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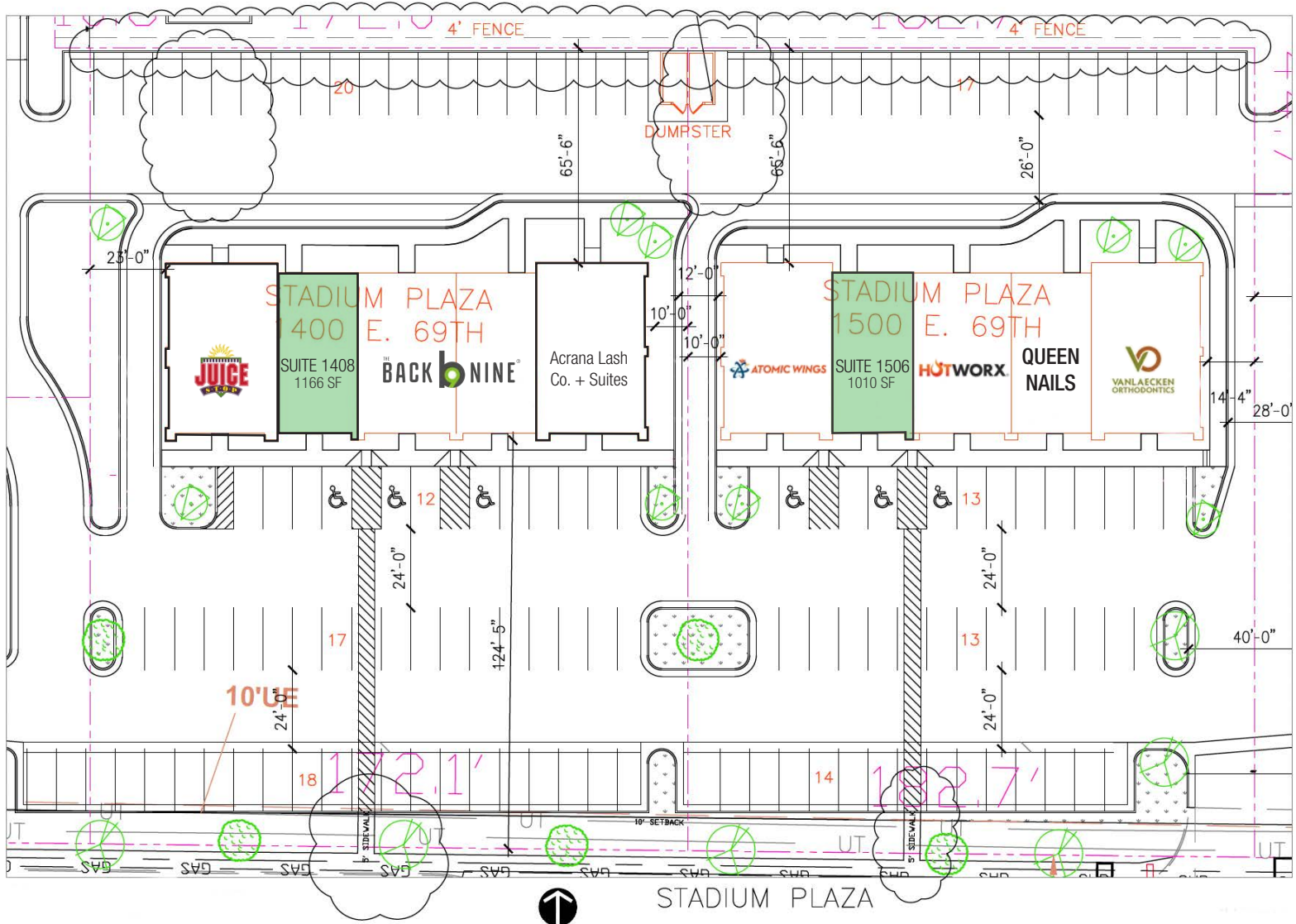
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SITE PLAN

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INTERIOR PHOTOS



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DRONE PHOTOS



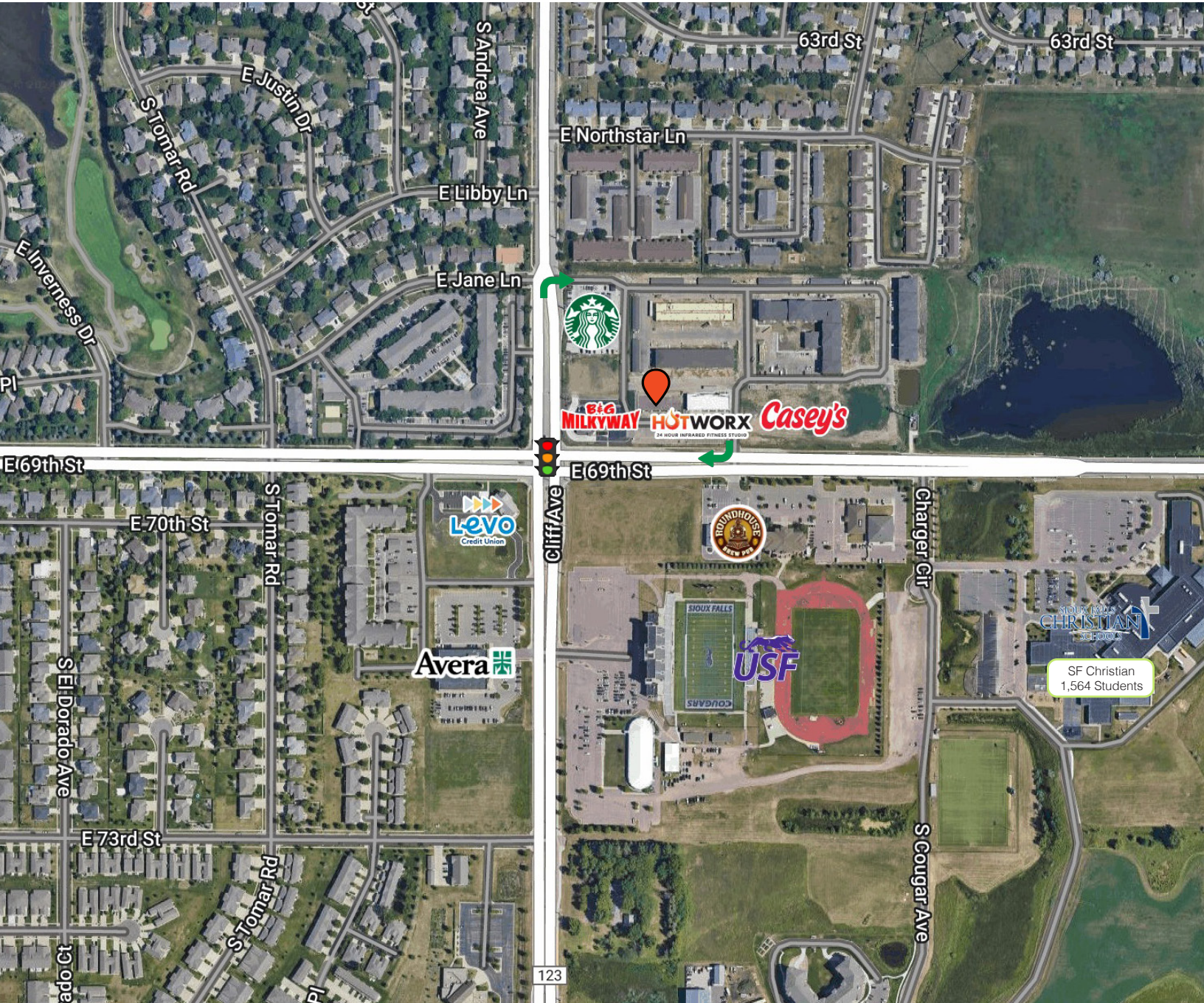
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SITE MAP



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AREA MAP



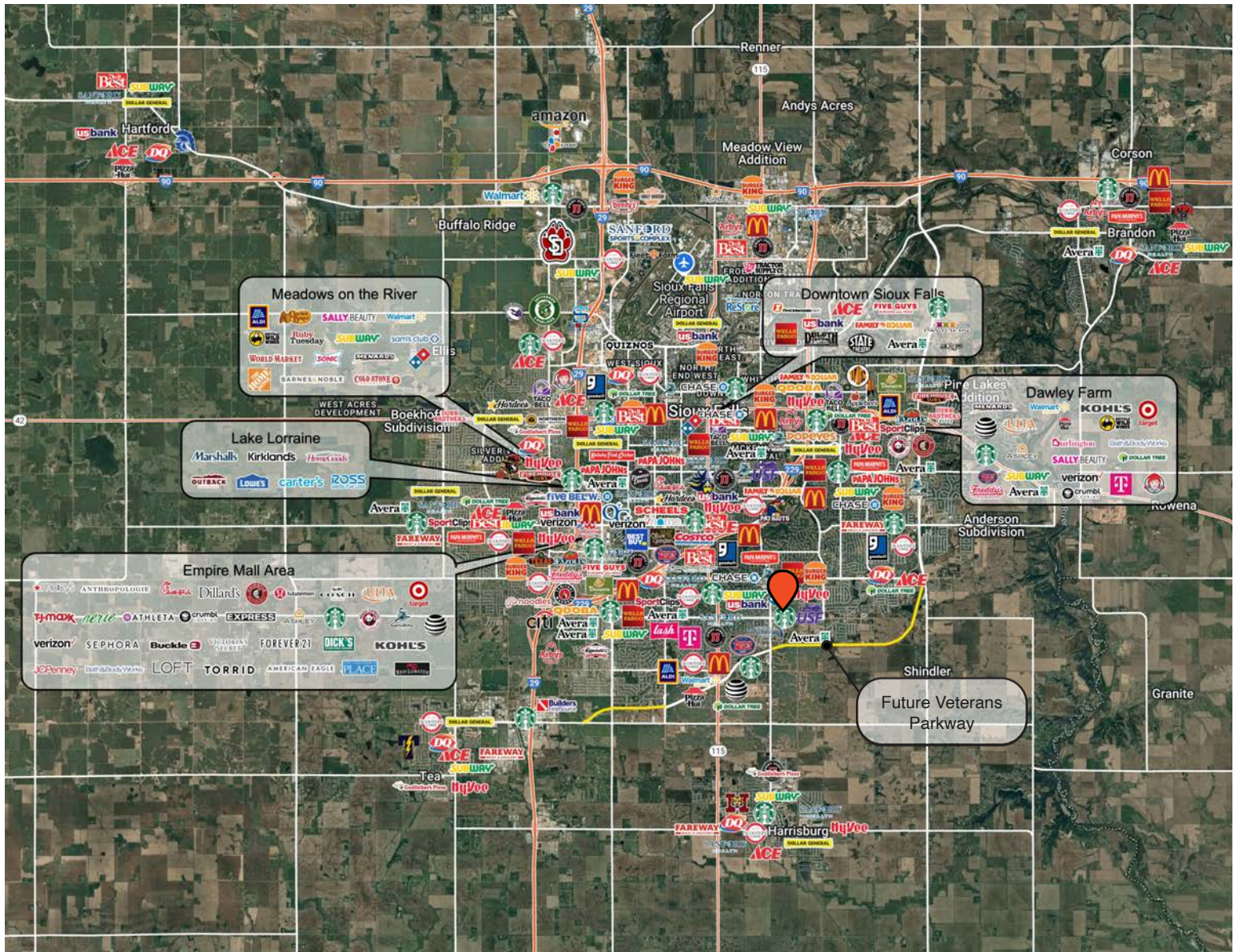
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CITY MAP



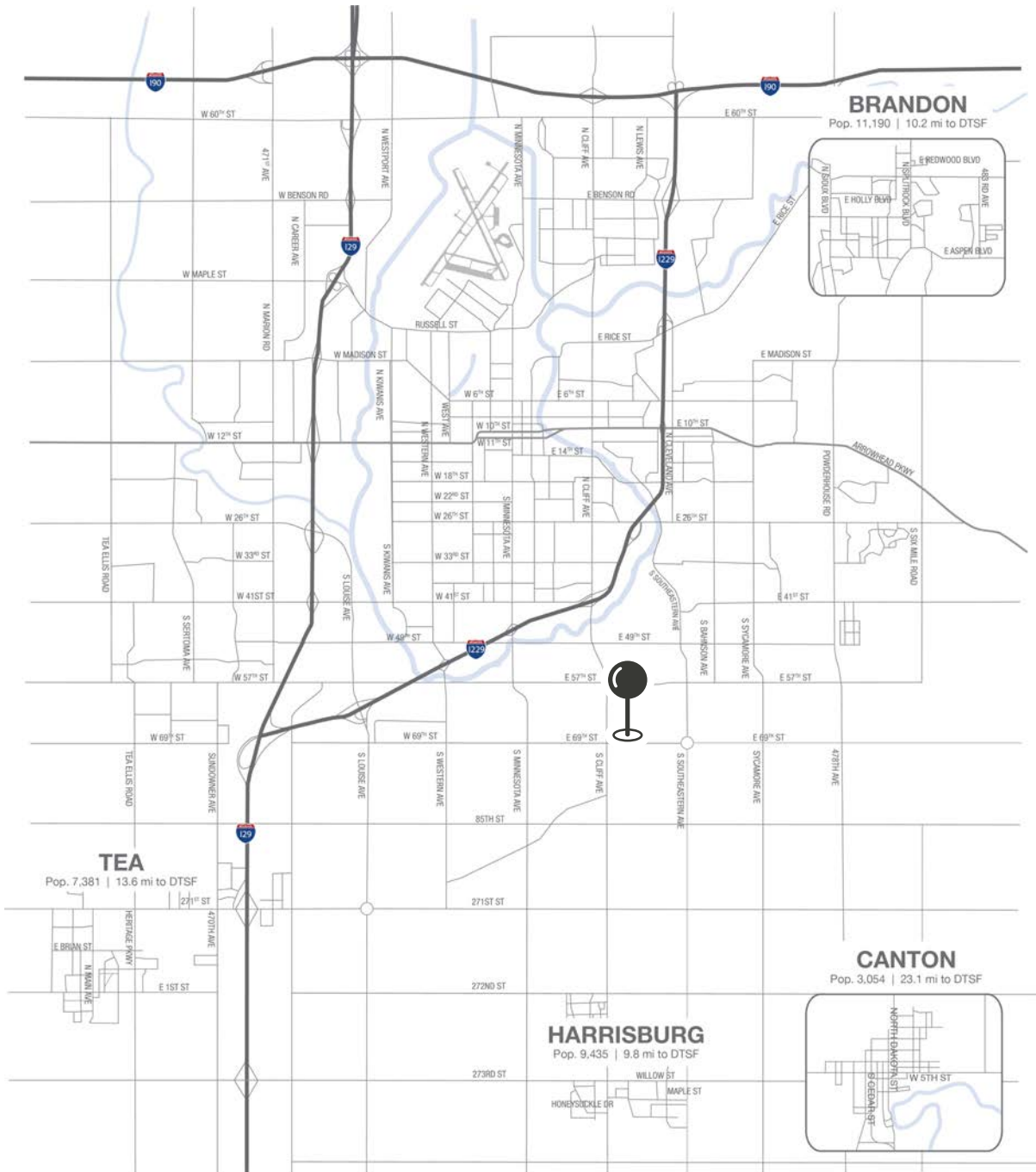
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MSA MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2024	219,588*	311,500
2029	230,570	336,494

*Source: The City of Sioux Falls

Sioux Falls, South Dakota's largest city, is one of the fastest growing areas in the nation with population growth rate nearly four times the national average. It serves as the largest retail hub between Denver and the Twin Cities and offers residents & visitors an ample selection of commodities and services. Being located in the heart of the Midwest, Sioux Falls draws shoppers from a four-state area. Employment across the state is projected to increase by 7.7% by 2032, further solidifying its reputation as an economic leader.

Sioux Falls has low business costs with a high quality of life. There's no state, corporate or personal income tax, no inheritance tax and no limits to what your business can achieve.

FAST FACTS



#1 City for Small Businesses
(B2B Review 2025)



#2 Best Tax Climate in the U.S.
(Tax Foundation 2024)



#3 Hottest Job Market
(ZipRecruiter 2023)



Top 25 Safest Cities in America
(WalletHub 2025)

2.2M

of Visitors to Sioux Falls in 2023

1.4%

Minnehaha Unemployment Rate
(September 2024)



No Corporate Income Tax



Third City in Economic Strength
(Policorn 2023)

TOP EMPLOYERS



10,929



8,200



3,627



3,239



2,390



1,600